

After recording, return to:

Jan Irving
1555 Kent Street NW
Salem, OR 97304

Send tax statements to:

Jan Irving
1555 Kent Street NW
Salem, OR 97304

Property Line Adjustment Deed

JAN IRVING, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARK R. QUISTAD ESTATE, in the Circuit Court of the State of Oregon for Polk County as Case No. 24PB04018, 845 Rumsey Road NW, Salem, OR 97304, hereinafter called Grantor, is the owner of real property located in City of Salem, Polk County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Jan L. Irving, Trustee, or her successors in trust, under the Jan L. Irving Revocable Living Trust, dated November 8, 2001, 1555 Kent Street NW, Salem, OR 97304, hereinafter called Grantee, is the owner of real property located in City of Salem, Polk County, Oregon, referred to herein as Property B, more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (Deed) is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 1,647 square feet and will hereafter consist of only the land described on Exhibit C, which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 1,647 square feet and will hereafter consist of the land more particularly described on Exhibit D, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured properties as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion County, Oregon, described on Exhibit E, which is attached hereto and by this reference incorporated herein.

“BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855,

OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.”

The true and actual consideration for this transfer, stated in terms of dollars is N/A, however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property line adjustment, and the two parcels are to remain separate and distinct.

This property line adjustment deed is executed this _____ day of _____, 20____.

Grantor:

By: _____

JAN IRVING, PERSONAL
REPRESENTATIVE OF THE ESTATE OF
MARK R. QUISTAD ESTATE, in the Circuit
Court of the State of Oregon for Polk County
as Case No. 24PB04018

STATE OF OREGON)
) ss.

County of _____)

This instrument was acknowledged before me on _____, 20_____,
by JAN IRVING, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARK R.
QUISTAD ESTATE, in the Circuit Court of the State of Oregon for Polk County as Case No.
24PB04018.

Notary Public—State of Oregon
My commission expires:

Grantee:

By: _____

Jan L. Irving, Trustee, or her successors in trust, under the Jan L. Irving Revocable Living Trust, dated November 8, 2001

STATE OF OREGON)
) ss.

County of)

This instrument was acknowledged before me on _____, 20____, by Jan L. Irving, Trustee, or her successors in trust, under the Jan L. Irving Revocable Living Trust, dated November 8, 2001.

Notary Public—State of Oregon
My commission expires:

EXHIBIT A

A unit of land situated in the southwest one-quarter of Section 21, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Polk County, Oregon, being more particularly described as follows:

Lot 7, Block 3 of SUN CREST HEIGHTS, recorded in Volume 2B, Page 43, Polk County Book of Town Plats.

Containing 9,811 square feet, more or less.



EXHIBIT B

A unit of land situated in the southwest one-quarter of Section 21, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Polk County, Oregon, being more particularly described as follows:

Lot 6, Block 3 of SUN CREST HEIGHTS, recorded in Volume 2B, Page 43, Polk County Book of Town Plats.

Containing 10,143 square feet, more or less.



EXHIBIT C

A unit of land situated in the southwest one-quarter of Section 21, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Polk County, Oregon, being a portion of Lot 7, Block 3 of SUN CREST HEIGHTS, recorded in Volume 2B, Page 43, Polk County Book of Town Plats, and more particularly described as follows:

Beginning on the south line of said Lot 7, being coincident with the north line of Kent Street NW, at a point which bears South $89^{\circ}29'16''$ East, 13.00 feet from the southwest corner thereof;

thence, parallel with and 13.00 feet easterly of the west line of said Lot 7, North $00^{\circ}27'33''$ East, 123.27 feet to the south line of Lot 8 of said Block 3;

thence, along the south line of said Lot 8, South $61^{\circ}36'23''$ East, 111.60 feet to the west line of Rumsey Road NW;

thence, along the west line of said Rumsey Road, South $27^{\circ}56'24''$ West, 55.08 feet to a point of curvature;

thence, along a 41.14 foot radius curve to the right, through a central angle of $62^{\circ}34'20''$ (chord bears South $59^{\circ}13'34''$ West, 42.73 feet) an arc distance of 44.93 feet to a point of tangency and the north line of said Kent Street NW;

thence, along the north line of said Kent Street NW, North $89^{\circ}29'16''$ West, 36.64 feet to the Point of Beginning.

Containing 8,164 square feet, more or less.

Bearings based on Oregon Coordinate Reference System "Salem" zone.



EXHIBIT D

A unit of land situated in the southwest one-quarter of Section 21, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Polk County, Oregon, being all of Lot 6 and a portion of Lot 7, Block 3 of SUN CREST HEIGHTS, recorded in Volume 2B, Page 43, Polk County Book of Town Plats, and more particularly described as follows:

Beginning on the south line of said Lot 7, being coincident with the north line of Kent Street NW, at a point which bears South $89^{\circ}29'16''$ East, 13.00 feet from the southwest corner thereof;

thence, along the north line of said Kent Street NW, North $89^{\circ}29'16''$ West, 99.38 feet to the southeast corner of Lot 5 of said Block 3;

thence, along the east line of said Lot 5, North $00^{\circ}43'17''$ East, 70.10 feet to the most southerly corner of Lot 4 of said Block 3;

thence, along the southeasterly line of said Lot 4, North $31^{\circ}19'11''$ East, 70.30 feet to the southwest corner of Lot 3 of said Block 3;

thence, along the south line of said Lot 3, South $89^{\circ}06'46''$ East, 50.00 feet to the most westerly corner of Lot 8 of said Block 3;

thence, along the south line of said Lot 8, South $61^{\circ}36'23''$ East, 14.72 feet to a line parallel with and 13.00 feet easterly of the west line of said Lot 7;

thence, along said parallel line, South $00^{\circ}27'33''$ West, 123.27 feet to the Point of Beginning.

Containing 11,790 square feet, more or less.

Bearings based on Oregon Coordinate Reference System "Salem" zone.



EXHIBIT E

A unit of land situated in the southwest one-quarter of Section 21, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Polk County, Oregon, being the west 13.00 feet of Lot 7, Block 3 of SUN CREST HEIGHTS, recorded in Volume 2B, Page 43, Polk County Book of Town Plats, and more particularly described as follows:

Beginning on the south line of said Lot 7, being coincident with the north line of Kent Street NW, at a point which bears South $89^{\circ}29'16''$ East, 13.00 feet from the southwest corner thereof;

thence, along the north line of said Kent Street NW, North $89^{\circ}29'16''$ West, 13.00 feet to the southwest corner of said Lot 7;

thence, along the west line of said Lot 7, North $00^{\circ}27'33''$ East, 130.15 feet to the most westerly corner of Lot 8 of said Block 3;

thence, along the south line of said Lot 8, South $61^{\circ}36'23''$ East, 14.72 feet to a line parallel with and 13.00 feet easterly of the west line of said Lot 7;

thence, along said parallel line, South $00^{\circ}27'33''$ West, 123.27 feet to the Point of Beginning.

Containing 1,647 square feet, more or less.

Bearings based on Oregon Coordinate Reference System "Salem" zone.

